J. Date

E# 14/6 105 6854 734/AB

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TRUSTEE'S DEED



THIS INDENTURE made this 28th day of February , 1984 , between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain rust greement, dated the 12th day of January, 1981, and known as Trust number 51748, party of the first part, and Stanley E. Sanders

part y of the second part.

WITNESSETH, that sad party of the first part, in consideration of the sum of Ten and No/xo'ns (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit:

Unit 403 in Doral South Condominium as delineated on a survey of the following described real estate: 12. Southerly 1/2 of Lot 118 and the Northerly 1/2 of Lot 120 in Divisio. 1 of Westfall's Subdivision of 208 acres being the East 1/2 of the South West 1/4 and the South East fractional 1/4 of Section 30, Township 38 Ne.t', Range 15, East of the Third Principal Meridian, also Lots 26 to 30 in the Subdivision of Lots 119 and 121 to 124 in Division 1 of Westfall's Subdivision of rots 100 County, Illinois, which survey is attached as Familia "A" to the Declaration of Condominium recorded as Document #23052677 and as amended by Document #26081625 together with its undivided percentige interest in the Common Elements

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said part \underline{y} of the second \underline{p} and to the proper use, benefit and behoof, forever, of said part \underline{y} of the second part.

Subject to $\underline{1983}$ and subsequent years real estate taxes and covenants and conditions of record and those exceptions shown on Exhibit A attached hereto and made a part hereof.

Party of the first part also hereby grants to part \underline{y} of the second part, \underline{his} successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This Deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This Deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any recorded or registered in said county.

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REAL ESTATE 1

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BOX 333

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The tenant of the unit (waived) (failed to exercise) the right of first refusal and option to purchase. Or is the part --- of the second part hereunder. There is no tenant in the unit.

N WITNESS WHEREOF, said party of the first part has caused its comports seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice P es dents and attested by its Assistant Secretary, the day and year firs above written.

AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO, as Trustee as aforesaid and not personally

BY:

Vice President

ATTEST:

ASSISTANT Secretary

Voca President

Voca President

AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose name are abscribed to the foregoing instrument as such

ASSISTANT Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the sail instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purp ses therein set forth; and the said Assistant Secretary, then and there acknowledged that said Assistant Secretary, as custodian of the corporal seal of said National Banking Association to be affixed to said instru-

ment as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses $\frac{1}{2}$

My Commission Expires:

My Commission LAp. tes October 28, 1987

THIS INSTRUMENT PREPARED BY: Ann Duker McDermott, Will & Emery 111 West Monroe Street Chicago, Illinois 60603

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit No. <u>403</u> 7854 South Shore Drive Chicago, Illinois 60649 GRANTEE'S ADDRESS:
Stanley E. Sanders
836 Marshall
Bellwood, IL

DELIVER DEED TO:
Stanley E. Sanders
7854 South Shore Drive, Unit 403, Chicago
OR RECORDER'S BOX NUMBER

26 99

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EXHIBIT A

ENCROACHMENT OF CONCRETE WALL LOCATED MAINLY ON THE NORTHERLY LINE OF THE LAND (JUST NORTHERLY OF PARKING SPACE) OVER UNTO THE LAND NORTH AND ADJOINING ABOUT 0.12 FEET AS DISCLOSED BY SURVEY BY CERTIFIED SURVEY COMPANY ORDER NO. 80105 DATED IN DECEMBER 1980.

INC'.O'CHMENT OF THE CONCRETE WALL LOCATED MAINLY ON THE LAND OVER ON THE LAN' SO JTHEASTERLY AND ADJOINING BY 0.26 FEET AND VARYING TO 0.0 FEET AS SLOW. O' JURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED 1. POCUMENT 25852677.

EASEMENT IN, UP'N, UNDER, OVER AND ALONG THAT PART OF THE LAND ON EXHIBIT A TO INSTALL AND HAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON. C.PANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JUNE 11, 1980 AS DOCUMENT 21181354.

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EXHIBIT A

ENCROACHMENT OF CONCRETE WALL LOCATED MAINLY ON THE NORTHERLY LINE OF T.E. AND (JUST NORTHERLY OF PARKING SPACE) OVER UNTO THE LAND NORTH AND ADJAINING ABOUT 0.12 FEET AS DISCLOSED BY SURVEY BY CERTIFIED SURVEY COMP LNY ORDER NO. 80105 DATED IN DECEMBER 1980.

ENCRGACULENT OF THE CONCRETE WALL LOCATED MAINLY ON THE LAND OVER ON THE LAND SOUTHEASTERLY AND ADJOINING BY 0.26 FEET AND VARYING TO 0.0 FEET AS SHOWN ON SULVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOJUMENT 25852677.

EASEMENT IN, UPON, UNDER, OVER AND ALONG THAT PART OF THE LAND ON EXHIBIT A TO INSTALL AND MONTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCES, TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COLP.NY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JUNE 11, 1980 A. DOCUMENT 21181354.

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